

REGULAR CITY COUNCIL MEETING
APRIL 7, 1980

PRESENT:

Leland J. Roper
Thomas Callister
Willis Morrison
Don Bird
Cecil Losee

Mayor
Councilman
Councilman
Councilman
Councilman

ABSENT:

Max Bennett
Neil Forster

Councilman
City Superintendent

OTHERS PRESENT:

Dorothy Jeffery
Warren Peterson
Eric DeHaan
Jesse Wilson
Robert Hardy
Gayle Bunker
Don Dafoe
Marg Mankin
Jack Grayson
Harvey Rowlette
Bob Pendray

City Recorder
City Attorney
Engineer
KNAK Radio Station
KNAK Radio Station
Bunker and Sons Const.
Planning/Zoning Commission
West Millard Swimming Pool
Grayson Const.
City Resident
Pendray Const.

Mayor Roper being present called the meeting to order at 7:00 p.m. Dorothy Jeffery being present acted as secretary.

The Mayor stated the meeting was a Regularly called meeting and that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided the Millard County Chronicle and to each member of the governing body by mailing copies of the "NOTICE AND AGENDA" two (2) days before to each of them.

MINUTES

Minutes of a Regular Council Meeting held March 31, 1980, were presented for approval. MOTION TO APPROVE THE MINUTES OF THE MARCH 31, 1980 COUNCIL MEETING WAS MADE BY COUNCILMAN CALLISTER, SECONDED BY COUNCILMAN MORRISON AND RECEIVED THE UNANIMOUS VOTE OF ALL COUNCILMEN PRESENT.

AAH558

RALPH STONEKING TO ATTEND E.M.T. SCHOOL

Mayor Roper explained to Council there was an eight (8) week E.M.T. School scheduled to be held in Delta stated April 11, Officer Ralph Stoneking has requested he be scheduled in the class. After some discussion of the school COUNCIL DON BIRD MOVED TO SCHEDULE OFFICER STONEKING THE E.M.T. COURSE, MOTION SECONDED BY COUNCILMAN THOMAS CALLISTER. MOTION CARRIED.

DELTA CITY BUILDING PERMIT FEE'S

Mayor Roper explained his concern of the present Delta City Building Permit Fee's he then quoted some of the building permit fee's charged in other areas and explained to Council the different procedures used in Lehi and Cedar City to obtain the building permit fee's. The following items were discussed:

1. Plan check fees
2. Present building permit fees charged by Delta City
3. Charge on a percentage rate
4. Hiring a qualified building inspector
5. Requirements of the 1976 State Uniform Building Code
6. Building permit fee's for trailer parks and commercial buildings

After the discussion it was the consensus of the Council that the Recorder should research the adoption of the 1976 Uniform Building Code.

Mayor Roper told Council the meeting with City Superintendent Neil Forster, City Engineer Eric DeHaan, the developers and contractors is scheduled for Monday April 14, at 4:00 p.m. in the City Office Building. The purpose of the meeting is to obtain input from the contractors and developers on the Delta City proposed Construction Standards prior to Council adopting the standards. Any Councilman wishing to attend may do so.

DELTA CITY SUBDIVISION ORDINANCE AND CONSTRUCTION STANDARDS

Eric DeHaan presented the Council with twelve (12) copies of the Third Edition of the proposed Construction Standards to be made available for the developers and contractors review prior to the April 14th meeting.

Mr. DeHaan stated that after the April 14th meeting Bush and Gudgell would review all suggestions made by the developers and contractors for a week after which they would make the final recommendation to the Council regarding the Subdivision Ordinance and Construction Standards.

PLANNING/ZONING COMMISSION'S RECOMMENDATION IN REFERENCE TO THE
SUBDIVISION ORDINANCE

Attorney Peterson informed Council of the following recommendations made by Planning and Zoning Commission in reference to the Subdivision Ordinance:

A. Half streets be redefined to read partial streets. The provision there is when a developer as the moving party puts in a street improvement they would be required to put in a partial street, defined as one half of the normal street cross section plus ten (10) feet over the center line of that normal cross section and there would be a dedication of the full width of the street.

As a cross reference, the Planning/Zoning Commission also approved adding a provision to the Subdivision Code allowing the first developer to put a lien on the water and sewer lines so that a formula based on frontage would be used for reimbursement.

The Planning Commisison did not approve putting a lien on street improvements.

B. Improved lot section. Planning Commission recommends where each lot where construction takes place is required to be an improved lot the definition of an improved lot to be altered in Section 1.2.9 to read, a lot which has all the improvements required by the ordinance is an improved lot, and rather than requiring a person to install these improvements at the time of building, the lot would be inspected and the improvements which are not present would then be included in an agreement with the city that when a special improvement district or other means by which the city installed the improvements was created, the persons would participate in those improvements.

C. The concept of the inspection fee was approved by Planning/Zoning Commission however no amount for that fee was suggested.

There was a general discussion of the difference between an Impact Fee and an Inpsection Fee after which COUNCILMAN MORRISON MOVED THE INSPECTION FEE BE SET A \$56.00 PER SINGLE LOT INSPECTION, MOTION SECONDED BY COUNCILMAN BIRD AND RECEIVED THE UNANIMOUS AFFIRMATIVE VOTE OF ALL COUNCILMEN PRESENT.

D. Plat inspection fees were approved by the Planning/Zoning for a subdivision schedule is as follows:

\$50.00 for 1 to 10 lots
\$50.00 plus \$4.00 per lot for 11 to 50 lots
\$250.00 plus \$3.00 per lot for 50 to 100 lots
for more than 100 lots \$550.00 plus \$2.00 per lot in
the subdivision. Fee to be paid at time of submitting
the Preliminary Plats.

E. Planning Commission approved the Impact Fee of 7% of the value of the unimproved land at the time the final plat is recorded. Recording takes place after the final approval of the plat. The Planning Commission also recommends dropping the requirement for the 7% dedication of land for parks and recreation as a condition for annexation.

F. Planning/Zoning Commission recommends that trust deed provision to be added back into the ordinance, the security in the trust deed would be land with an appraised value of 200% of the cost of the unapproved improvements. There would be first trust deed at the mortgagee policy, time insurance would provide for the city and 50% of the value of the improvements would be retained throughout the warranty period after completion of the improvements. Subdivider would pay for the cost of setting up the trust deeds.

There was a general discussion of the recommendation for the revisions to the subdivision ordinance made by Planning/Zoning Commission. A MOTION TO ACCEPT THE REVISIONS AS DISCUSSED WAS MADE BY COUNCILMAN BIRD, SECONDED BY COUNCILMAN CALLISTER. VOTING WAS AS FOLLOWS:

Councilman Willis Morrison	Yea	Councilman Cecil Losee	Yea
Councilman Don Bird	Yea	Councilman Thomas Callister	Yea

DELTA CITY AIRPORT RENTAL

Councilman Losee informed Council he had been unable to complete his research on the Delta City Airport and wished to postpone his report until the April 14th meeting.

FINANCIAL ASSISTANCE FOR SWIMMING POOL

Marge Mankin told Council there was a need for some financial assistance with the maintenance cost of the swimming pool due to the increased cost of the fuel and inflation. After some discussion it was the decision of the Council to deny the request at this time.

JULY 4TH CELEBRATION CHAIRPERSON

Mayor Roper told Council Peggy Overson had been suggested as chairperson for the Delta City 4th of July celebration, MOTION TO APPROVE MRS. OVERSON AS CHAIRPERSON FOR THE JULY 4TH CELEBRATION WAS MADE BY COUNCILMAN DON BIRD, SECONDED BY COUNCILMAN CALLISTER MOTION CARRIED.

Following a discussion of fireworks for the 4th of July, a MOTION TO REQUEST BRYCE ASHBY ORDER THE SAME QUANTITY THIS YEAR AS LAST YEAR WAS MADE BY COUNCILMAN BIRD, SECONDED BY COUNCILMAN CALLISTER. MOTION CARRIED.

AAH558

CLEANUP CHAIRPERSON

Mayor Roper asked for suggestion for a cleanup chairperson for this spring. Councilman Callister volunteered to check with the LDS Church on their spring cleanup program and report back to Council at the April 14th meeting.

ORDINANCE CREATING THE POSITION OF MUNICIPAL ENGINEER

Attorney Peterson presented to Council for approval an Ordinance creating the position of municipal engineer for the City of Delta, ordinance to become effective twenty (20) days after publication. MOTION TO ADOPT THE ORDINANCE WAS MADE BY COUNCILMAN BIRD. SECONDED BY COUNCILMAN CALLISTER, VOTING WAS AS FOLLOWS:


Councilman Don Bird	Yea
Councilman Thomas Callister	Yea
Councilman Cecil Losee	Yea
Councilman Willis Morrison	Yea

RESOLUTION APPROVING HIRING BUSH AND GUDGELL INC.

Attorney Peterson presented to Council for approval a Resolution approving that Bush & Gudgell, Inc. be retained as Municipal Engineer and authorizing the Mayor to execute a contract between Bush and Gudgell and the City of Delta. MOTION TO APPROVE THE RESOLUTION WAS MADE BY COUNCILMAN LOSEE, SECONDED BY COUNCILMAN BIRD, VOTING WAS AS FOLLOWS:

Councilman Don Bird	Yea
Councilman Cecil Losee	Yea
Councilman Thomas Callister	Yea
Councilman Willis Morrison	Yea

Mayor Roper asked if there was any further business, there being none a MOTION TO ADJOURN WAS MADE BY COUNCILMAN BIRD, SECONDED BY COUNCILMAN CALLISTER. MEETING ADJOURNED AT 10:25 P.M.


Leland J. Roper, Mayor

Dorothy Jeffery, City Recorder

MINUTES APPROVED: RCCM 4-14-80